

UNLV Harry Reid Research and Technology Park **Frequently Asked Questions**

WHO DO I CONTACT TO FIND OUT MORE ABOUT THE PARK?

The Commercial Development and Management Corporation (CDMC) provides all of the Park's subleasing, marketing, infrastructure construction and management services, and acts as landlord of the UNLV Harry Reid Research and Technology Park (Park). The owner of the Park, the UNLV Research Foundation, has contracted the CDMC to provide the above services. All business interactions for the Park will be conducted by the CDMC.

WHOM AM I DOING BUSINESS WITH WHEN NEGOTIATING AN LOI, LAND LEASE, OR CONDUCTING DUE DILIGENCE RELATED TO PARK LAND?

You will conduct all of your business dealings with the Commercial Development and Management Corporation (CDMC). The CDMC is a nonprofit Delaware corporation, whose sole beneficiary is the University of Nevada, Las Vegas.

WHAT IS THE PARK'S BUSINESS MODEL?

The Park's business model is horizontal development. The CDMC is responsible for subleasing the Park's land, constructing its infrastructure, assisting tenants with due diligence, management services and acting as its landlord. The developer or tenant is responsible for vertical construction, ownership, and management of their building(s).

WHAT IS THE PURPOSE OF THE UNLV HARRY REID RESEARCH AND TECHNOLOGY PARK?

The Park's purpose is to support research growth and technology development at UNLV and create a business community that will advance the existing research, business, and high-tech economic base in Southern Nevada. **WHERE IS THE PARK LOCATED?** We are located in southwest Las Vegas at the intersection of Durango and Sunset, less than a ¼ mile from the 215 Beltway at the Durango exit. Located in the fastest growing area of Las Vegas, tenants can take advantage of the Southwest's multiple residential, retail and commercial conveniences.

WHAT IS THE CURRENT PLANNING/ENTITLEMENT STATUS OF THE PARK?

Through January 2009, the Park has been approved by Clark County, Nevada as a high impact project consisting of 3.5 million gross square feet of buildings. All Clark County entitlements are approved. Parcel-specific on-site and off-site engineering and entitlements can immediately begin and construction can be anticipated within 8 months.

HOW LARGE IS THE RESEARCH AND TECHNOLOGY PARK?

The Park is situated on 122 gross acres.

WHAT IS THE STANDARD PARCEL SIZE AT THE PARK?

We're happy to custom-design a parcel size to meet your particular needs.

WHAT ARE THE INTENDED USES OF SPACE AT THE PARK?

Office, technology, light industrial, wet and dry labs, R&D, manufacturing

HOW IS THE PARK ZONED?

MD – Designed Research Park

WHAT DOES THE PLANNING ANALYSIS OF THE PARK INDICATE?

Planning analysis indicates the Park can eventually support up to 50 companies in 21 buildings totaling 3.5 million gross square feet of usable space.

WHAT IS THE PARK'S ECONOMIC IMPACT?

Economic analysis indicates that if 3.5 million gross square feet are developed, it could result in an economic expansion of as many as 25,000 new jobs and as much as \$2.6 billion in direct and indirect economic effect to Las Vegas. As the sole beneficiary of the Park, UNLV will use the Park's annual revenue contributions to further research, scholarship and creative activity.

IS THERE AN ANTICIPATED DATE FOR INFRASTRUCTURE GROUND BREAKING?

Ground breaking is estimated to occur in 2010 with construction of the Park's main entrance and utility infrastructure at Sunset Road and Solutions Parkway.

WHEN IS FIRST TENANT OCCUPANCY ANTICIPATED?

We anticipate our first tenant can occupy in 2010.

WHAT INFORMATION IS AVAILABLE FROM THE PARK TO FACILITATE DUE DILIGENCE?

The Park has completed and has had approved its Master Development Site Plan and Commercial Tentative Map with Clark County Nevada. All of the studies and approvals specific to these approvals as well as other documents are available to a developer or tenant with the execution of a confidentiality agreement. The CDMC's approach is to provide all the development information that has been completed.

WHAT IS THE WEST VILLAGE?

The Park is located in the West Village Development Area. This 400 +/- acre development area is a live/work/play community, including residential, mixed-use, and office/industrial components. Upon completion, West Village will house up to 10,000 residential units, two million square feet of retail space, five million square feet of office space, Durango Station hotel/casino, and the UNLV Harry Reid Research and Technology Park. The West Village landscape design overlay was adopted by Clark County in 2007, and the ordinance is part of the Title 30 Development Standards.

WHO IS THE PARK'S DESIGN TEAM?

Site Engineers/Planners: Stanley Consultants, Inc., Gregory Borgel

Site Architects/Planners: Tate Snyder Kimsey Architects, Design Workshop, Bohlin Cywinski Jackson Architects